

MINUTES

**Historic Preservation Commission
Community Development Conference Room
March 13, 2003
5:00 P.M.**

CALL TO ORDER

The meeting was called to order at 5:05 P.M.

ATTENDANCE

Present: Cathy Johnson, Chairperson
B. J. Gonzales
Tom Lennon
Doug Sydnor
Janet Wilson

Absent: Ed Wimmer

Staff: Debbie Abele
Bob Cafarella
Don Meserve

MINUTES

The February 13, 2003 minutes were approved as submitted.

AN OVERVIEW OF SCOTTSDALE'S PREHISTORIC SITES

Mr. Meserve described the overview that was prepared to complete one of the tasks in the HPC approved 2002 Work Program. The intent of the overview is to provide background information on the broad theme of prehistoric people in Scottsdale before A.D. 1450. The Commission and citizens can use the overview to consider the significance of archaeological sites in Scottsdale and how different types of sites relate to the Hohokam culture. It was not written to replace the detailed context reports prepared through the State Historic Preservation Office (SHPO) on specific topics such as rock art, Archaic sites in Arizona and prehistoric irrigation techniques of the Hohokam. Chairperson Johnson had sent some editing changes to Mr. Meserve.

Commissioners discussed minor editorial changes and expressed their interest in the information.

COMMISSIONER GONZALES MOVED AND COMMISSIONER WILSON SECONDED THE MOTION TO ACCEPT THE OVERVIEW WITH THE EDITING DESCRIBED. MOTION CARRIED UNANIMOUSLY 5-0.

Chairperson Johnson asked if the references could be made available. Mr. Meserve stated that he would provide the list of archaeology references to the Commission.

ARCHAEOLOGY ORDINANCE TEXT AMENDMENT

Mr. Meserve reported that a proposed text amendment to the archaeology ordinance is being drafted. He explained that Mr. Aleo and Mr. Nelssen have contacted him recently about the schedule for a possible

amendment. He reminded the Commission that these gentlemen had addressed the Commission in September 2002 on their concerns about the requirements for archaeology surveys for lot splits. Mr. Meserve said that other City staff have advised him that there may be potential problems with exempting non-buildable lots from ordinance requirements. Mr. Meserve is reviewing the concern about legal single-family lots obtaining reduced property taxes by placing an Natural Area Open Space (NAOS) easement over the entire lot. Mr. Meserve will review staff concerns as they relate to the archaeology ordinance requirements and will report back to the Commission in May with any proposed amendments.

Commissioner Gonzales advised staff to look out for pitfalls.

FRIENDS OF HISTORIC PRESERVATION BREAKFAST

Chairperson Johnson began this item by asking Commissioners for their observations about the February event. The Commissioners were generally very pleased with the attendance at the breakfast, the mix of people attending, and how well the meeting went. Commissioner Sydnor encouraged the HPC to maintain contact and utilize this group of interested citizens. He further suggested that the attendees receive a mailing within 60 days thanking them for participating. The Commission discussed ideas for what information should be shared with the friends group. Commissioner Sydnor suggested using the Friends group to recruit future commissioners and committee members.

The Commission discussed who on the Commission would send out public information and the group decided that it should be the responsibility of the Education Committee and co-chair Ms. Wilson. It was suggested that a good initial notice would be the report to City Council on the recommended incentives.

A list of addresses and e-mails for those attending the Friends breakfast was distributed. The Commission suggested putting the lists in alphabetical order to make it easier to find names on the lists. It was also suggested that the affiliation of each person with groups or organizations be listed.

MEETINGS/PRESENTATIONS ON APPROVED INCENTIVES RECOMMENDATIONS TO CITY COUNCIL AND OTHERS

Each Commissioner reported on meetings they had attended with organizations or City Council members to present the HPC recommendations on historic property incentives. Most reported favorable responses to the historic preservation program and to the incentives proposed. Chairperson Johnson stated that it was good for Commissioners to have contact with individual Council members.

Commissioner Sydnor reviewed his presentation to City Council on March 3rd on the incentives. He noted that Councilwoman Lukas had asked about the proposed Reinvestment Fund and Commissioner Sydnor had responded that the concept was for future consideration and that details on the idea are not available at present. City Council response was generally favorable and the report was accepted.

Chairperson Johnson stated that there was some confusion at the breakfast about the City Council voting on the Incentives recommendations. She suggested that the process should have been clarified to the HPC and interested citizens earlier.

Commissioner Sydnor asked that a letter be sent to the people who participated in Incentives Committee to advise them that the incentives were presented to Council and accepted. Ms. Abele will prepare this correspondence.

CONSIDER WITHDRAWING HP-HISTORIC PROPERTY ZONING CASE FOR VALLEY NATIONAL BANK, CASE 17-ZN-2002

Ms. Abele reported on a meeting that she and Commissioner Sydnor had about the Valley National Bank with the Getz family who owns the property. It was anticipated that the owner would oppose the HP zoning at City Council. Following the meeting, a letter was sent by George Getz indicating that he believed there were no benefits for designating the property. He further indicated that they have no plans for redevelopment and intend to preserve the building. Ms. Abele and the Commission discussed the Getz's concerns about designation and the issues associated with withdrawing the application. If the HP zoning is withdrawn now, before the City Council hearing, it could be considered by the HPC in the future if needed to protect the property. Ms. Abele advised the Commission to consider withdrawing the case because of the potential damage to the historic preservation program that could result from the owner's opposition at this stage in the program's development.

There was no public comment. Mr. Meserve stated that he had contacted Globe Corporation about the hearing and had sent the agenda for the meeting to the owner's attorney.

MOTION BY COMMISSIONER LENNON, SECONDED BY COMMISSIONER WILSON, TO WITHDRAW CASE 17-ZN-2002 ON HP-HISTORIC PROPERTY ZONING FOR VALLEY NATIONAL BANK. MOTION CARRIED UNANIMOUSLY 5-0.

COMMITTEE REPORTS

Commissioner Wilson stated that her co-chair, Don Prior, was moving his office and that the committee had been unable to meet this month. The Education Committee is expected to meet in April.

The Historic Register Committee will meet on March 19th to continue their evaluation of post-war subdivisions. They will be dividing the list into manageable sub-categories for field review and evaluation. Chairperson Johnson suggested evaluating the oldest subdivisions first.

NEXT PROPERTIES TO BE CONSIDERED FOR INITIATION OF HP-HISTORIC PROPERTY ZONING

Mr. Meserve described the properties remaining on the list for consideration that was compiled in the Downtown survey. In addition to several individual properties there are two collections, one on E. Main Street and one on Fifth Avenue. Commissioner Gonzales suggested considering the Brusally Ranch, owned by Mayo Foundation, located north of Cactus Road on 84th Street.

Commissioner Sydnor stated that they should consider designation in a methodical way and should use the historic context themes developed to guide their study and evaluation.

Ms. Abele suggested reviewing the findings of the Downtown survey at a future meeting. Ms. Abele also suggested open houses for owners and tenants of the two collections of buildings in areas of the downtown to talk about the survey work and ascertain support for their designation.

The Commission then discussed various buildings in Old Town as a group, including the Pink Pony, Sugar Bowl and the Simonson Building. It was decided to invite the Friends of Historic Preservation, property owners, and other interested parties to attend a presentation on downtown properties that could be designated on the Scottsdale Historic Register. This meeting could be considered a local event for Preservation Week in May. Staff was asked to find a larger meeting room for this May HPC meeting and presentation.

HPO/STAFF REPORT

Ms. Abele described the hearing process for the Hotel Valley Ho Historic Preservation Plan. The Planning Commission voted unanimously in support of the proposed amended development standards and the plan is scheduled for a City Council hearing on April 1st. It had been decided to defer approval of the financial incentives from the Council hearing on April 1st until the development agreement, that specifies the terms for the owner and the city, is prepared. These financial incentives and the development agreement will be considered by City Council at a future hearing. Commissioners and supporters of historic preservation are encouraged to attend the Council hearing on April 1st to show their support for the Hotel Valley Ho Historic Preservation Plan.

COMMISSIONER COMMENTS/PUBLIC COMMENTS

The History Hall of Fame Dinner will be held on Wednesday April 23, 2003 at Chaparral Suites. Commissioners expressed interest in attending and sitting at a table together.

Chairperson Johnson reported on a meeting she had with the chairs of the Tempe and Mesa historic preservation commissions. A packet of information on Scottsdale's historic preservation program will be sent to Vic Linoff and Robert Gasser by staff.

Commissioner Sydnor described a bank designed by Craig Elwood on the southeast corner of Mill and University that is threatened by the construction of the ASU business school.

Commissioner Wilson reported the Arizona Historical Society is holding their annual conference on April 25-27, 2003. Ms. Abele advised the group that she will be a presenter at a session about Scottsdale with Joan Fudala and Bill Jenkins.

It was noted that Council members Lukas and Ecton have expressed interest in the Noriega houses on 2nd Street that the City recently acquired.

FUTURE MEETINGS AND AGENDA ITEMS

No future items were discussed.

Meeting adjourned at 6:50 P.M.

Submitted by:

Don Meserve and Debbie Abele

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